



ABERDARE

39/40 COMMERCIAL STREET
CF44 7RW

SHOP TO LET

LOCATION

Aberdare is located 25 miles north of Cardiff, being served by the A465 dual carriageway.

The premises are located in a Conservation Area in Commercial Street adjacent to **Holland & Barrett** and with other national retailers including **Boots ShoeZone Savers** and **Iceland** represented.

ACCOMODATION

Arranged on the ground floor with mezzanine and first floor stock/staff (2nd floor void) with the following approximate areas which have been measured in accordance with the RICS code of measuring Practice 6th edition (September 2007):-

Internal Width	8.53 m	28 ft
Ground Floor sales	148.10m²	1,595 ft²
Mezzanine office	6.50m²	70 ft²
First Floor stock	82.30m²	886 ft²

REVISED TERMS

New 10 year effective full repairing and insuring lease, subject to a rent review at the 5th year. The commencing rent is £20,000 per annum exclusive.

EPC

The Energy Performance Asset Rating for this property is **D89**. The full EPC is available upon request.

RATING ASSESSMENT

The rates currently payable to the year ending 31 March 2018 are £998 pcm.

LEGAL COSTS

The tenant to bear the landlord's reasonable legal costs incurred in the transaction.

VIEWINGS

Strictly by prior appointment with:
Stephen Jones at Western Retail.

T: 029 2066 0222.

E: stephen.jones@westernretail.co.uk

All rents are quoted exclusive of VAT.

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